



**309, 3007 57A Avenue
Lloydminster, Alberta**

MLS # A2287638



\$139,900

Division:	Steele Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete, Vinyl Siding

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 395

LLD: -

Zoning: MDR

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained two-bedroom condo in Tuxedo Place, offering comfort, and convenience. Situated on the top floor corner, this unit provides added privacy and plenty of natural light. The home features some upgraded flooring, including tile with soundproofing underlay for added comfort and vinyl plank flooring in the living area for a modern, durable finish. The spacious layout includes a 4-piece bathroom and the added convenience of in-suite laundry. All appliances are included, making this truly move-in ready. Even better, all furniture is negotiable, offering a fantastic turnkey opportunity for first-time buyers, downsizers, or investors. Located in a prime area just steps from a park, neighborhood convenience mall, and schools — everything you need is right at your doorstep. This is easy condo living in a great location — don’t miss it!